Karen Johnson Davidson County
Batch# 910810 DEEDWARR
08/31/2022 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220831-0098380

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741734** MARY KATHRYNE LAWSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/09/2026 DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Affiant Subscribed and sworn to before me, this 31st day of August, 2022. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Emily Kemp and John Collin Kemp 3310 Mimosa Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 133 03 0 115.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Taylor Cash Mathews and wife, Hannah Mariani Mathews,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Kemp and John Collin Kemp, wife and husband,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Glencoe Acres, Section I of record in Plat Book 1835, Page (s) 137 and 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Taylor Cash Mathews and wife, Hannah Mariani Mathews, by Quitclaim Deed from Taylor Cash Mathews, married, of record in Instrument No. 20191101-0112554, in the Register's Office of Davidson County, Tennessee, dated October 24, 2019 and recorded on November 01, 2019.

Being the same property conveyed to Taylor Cash Mathews, an unmarried man, by Warranty deed from Jesse D. Willits and Christa S. Willits, of record in Instrument No. 20181009-0099814, in the Register's Office of Davidson County, Tennessee, dated September 25, 2018 and recorded on October 09, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Glencoe Acres, Section I, as recorded in Plat Book 1835, Page(s) 137 and 138.

This is improved property located at 3310 Mimosa Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2022.

Taylor Cash Mathews

Hannah Mariani Mathews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Taylor Cash Mathews and Hannah Mariani Mathews, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 31, 2022.

Affiant Signature

08/31/22
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 31st day of August, 2022.

Notary Public

Notary's Seal:

